



La Jara Neighborhood Meeting Community Input for Development of Comprehensive Plan

Hopes & Dreams for the Future of Alamo Heights

October 28, 2008
St. Luke's Episcopal Church

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ALAMO HEIGHTS NOW

What we would never give up	What we would most want to change
<ul style="list-style-type: none"> • Maintenance & preservation of green spaces • Keep our green areas • Number of trees • Trees • Trees/ La Jara • Leave La Jara as it is now. <u>Never</u> remove trees or straighten • Small town charm • Quiet neighborhood – low traffic • Character of “single family” neighborhoods • Small town • Keep AH unique • Maintain quality of police and safety • Retain current level of city services • High level of police, EMS & Fire service (response time, quality of services) • Good schools • Education program • Little League baseball park & pool • Continue no parking on streets at night 	<ul style="list-style-type: none"> • Need positive reinforcement to provide proper incentive for future redevelopment • More vibrant business district & retail sector • No franchise restaurants • Development • Cheap developments • Poor quality re do's of housing • No great park • Broadway streetscape (utilities, flowers) • Quaintness, authenticity • Traffic • Calm /reduce speed/ volume of traffic • Traffic • St. Luke's traffic • Light spillover • Dark unlit streets • City Hall has to pay for ideas – that's what we hired them for

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> • Quality of multi-family construction, so it weathers time • Master planned multi-family area east of Broadway to include high density multi-use development • No more apts. • Zoning law prohibiting intersection of multi-family and residential – keep commercial separate as well • Large complexes not interspersed among single family residences • Multi family actually is mixed with single family & not separated into districts • Keep multi-family dwellings to a minimum in AH • Limited multi-family development • No more condos • No more large apt. complexes (i.e., Quarry) • Multi-family could ruin AHISD • Apartments can ruin school district, then values • Any development should be coordinated with school planning to maintain academic excellence • Mid-rise mixed use on Broadway • Mixed use mind set is missing • Convenient shopping • Boutique hotel • Enough parking • Commercial reflects look & feel of homes – signage – village like • Houses appropriate to demand • Low density • Rules should be kept! No 12' brick walls without permits. No 3rd floor slipped in with regular stairs • No barking dogs • Coordinate w/ Terrell Hills & Olmos Park – Monte Vista? 	<ul style="list-style-type: none"> • Coverage & height rules/ zoning to limit size of homes in ratio to lot size • Continue the individual home character – no Mc Mansions • Nice houses and good landscaping • Quality construction of homes to last – materials guidelines • Protect integrity of existing neighborhoods • No lot-line to lot-line residential construction • Current standards have addressed concerns/ issues • Allow the market to set the residential standards • Support private covenants (TMI – Penny Lane) • Greater density Multi-family east of Broadway • 3-4 story multi-family neighborhood • Proper incentives to properly preserve trees • Keep/ promote green space everywhere • Encourage modernization with old school • Speed limits in residential neighborhoods! 	<ul style="list-style-type: none"> • Make Broadway more narrow & pedestrian friendly • Shopping areas should be pedestrian-friendly and strategically located vis-à-vis residences • Walking path through downtown AH! • Promote walking interaction like Boston. Not sure how – limit car access? • More pedestrian friendly • Create a shopping environment like The Village in Houston • Urban life style village with vertical development (4-5 story) Mixed use – Work/ live • More restaurants & boutique retail • Keep small mom/pop business in AH • Encourage larger size commercial developments • Signage perfect now (1 sign per business) • No City of SA type garbage cans – some homes & apts. Don't have room to store • Village style signage commercial • Good rules for density, height & parking • Greater density in multi-family districts to encourage redevelopment of commercial corridor • Available park & ride • More parking (parking garages) • Mutt Mitt meters • Demolition of ugly • Streetscape

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation	Natural & Cultural Resources	Utilities & Community Facilities
<ul style="list-style-type: none"> ● Bicycle trails throughout city ● Bike trails ● Bike lanes ● Bike routes for street usage ● Scooter lane on Broadway ● Bike lanes ● Bike lanes on major thoroughfares ● Sidewalks along major thoroughfares ● Bicycle/ scooter lanes & parking ● Lined bike paths ● Modern traffic plan ● Broadway 4 lanes only w/ bike & lanes & landscape ● Flowers in esplanade ● Trolley car down Broadway. Sidewalks/ trees/ green space ● Electric busses for shopping as in Santa Barbara, CA ● Re-route St. Luke's traffic out of AH ● Stop the cut thru on Ciruela from Olmos Park & St. Luke's School – bike routes – yes ● Stop signs only where needed – not where one or 2 families want them so their kids can play in street ● Remove stop signs that are not necessary. i.e. Primrose & Buttercup? Evans & Columbine? Hard on gas, tires, car, etc. ● Speed bumps on Tuxedo ● Sidewalk plan ● Traffic too fast across dip of La Jara 	<ul style="list-style-type: none"> ● Landscape La Jara ● Median in Alamo Heights Blvd. ● A.H. Blvd. needs to be like La Jara as it used to be ● Landscape green space with a maintenance program ● Continued care to avoid oak wilt ● Nature trails need security (now & 15 yrs) ● City central green space ● Pocket parks ● Community “adopt a park” program ● Significant incentives for green space preservation ● Need more parks & community gardens ● Community vegetable garden ● walking/jogging paths (w/ H2O) ● Jog/ walk track around La Jara creek ● Walking trails, nature trails ● Dog park across from BB (flood plain) field ● Performance amphitheater ● Incentives for arts organizations to locate in SA ● Encourage privately funded public art ● More, more, more! 	<ul style="list-style-type: none"> ● Unique low wattage street lighting ● More street lights ● Low lighting, dark sky ● Street lights ● Modernization of lighting (lighting is everything) ● Reduce light pollution ● More street lights – La Jara? College? By St. Luke's? ● Pretty street lights ● Move OH utilities off of Broadway w/ CIED money ● Bury utilities ● Underground utilities ● Bury utilities ● Bury the utilities ● Underground utilities ● Underground utilities ● Improved streets ● Improved animal pick-up (too many stray cats!) ● Sound city finances ● Retain weekly brush pick-up ● Don't sell water system ● Remove water tower on Evans ● Drainage ordinance with incentives for new development to reduce/slow drainage runoff ● Median put back on Alamo Heights Blvd. – plant like La Jara ● Library w/ community use space for community groups meetings/ arts events, etc. ● Multi use meeting/ performing center for AH ● New city hall complex ● New fire station ● Better location for kids' bike usage

KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Education process is important – Homer Williams
- Lighting issues is a sensitive one
- This is a bedroom community – traffic is a critical issue
- We need to focus on Broadway drainage – huge issue
- People are wanting to preserve the environment – we need to accommodate changes in expectations
- Make sure we update Alamo Heights infrastructure to accommodate the future
- Library? We could use one!